



Patriot
Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
88		PARK AVE, ARLINGTON

OWNERSHIP	Unit #:	302
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Owner 1:	ROBERTIE WILLIAM G/PATRICE
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Owner 2:	
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Owner 3:	
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Street 1:	88 PARK AVE #302
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Street 2:	
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Twn/City:	ARLINGTON
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St/Prov:	MA	Cntry	Own Occ:	Y
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Postal:	02476	Type:	
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PREVIOUS OWNER	
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Owner 1:	LAWRENCE KATHERINE -
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Owner 2:	-
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Street 1:	88 PARK AVE #302
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Twn/City:	ARLINGTON
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St/Prov:	MA	Cntry	Own Occ:	Y
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Postal:	02476	Type:	
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NARRATIVE DESCRIPTION	
This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Garden Building built about 1984, having primarily Brick Exterior and 1470 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.	

OTHER ASSESSMENTS			
Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS						
Item	Code	Description	%	Item	Code	Description

Z	B3	VILLAGE B		water		
o				Sewer		
n				Electri		

Census:				Exempt
Flood Haz:				

D		Topo	
s		Street	
t		Gas:	

LAND SECTION (First 7 lines only)																											
Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes

102	Condo		0	Sq. Ft.	Site			0	0.	0.00	6044																	
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IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	604,500			604,500		143758
							GIS Ref
							GIS Ref
							Insp Date
							05/22/18

USER DEFINED

Prior Id # 1:	143758
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT		Parcel ID	PAT ACCT.	
Grantor	Legal Ref	Type	Date	Notes
LAWRENCE KATHER	51758-519	10/3/2008	378,300	No No
	19882-444	6/1/1989	215,000	No No Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
5/22/2018	Measured	DGM	D Mann
5/6/2000		197	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA _____ / _____ / _____

EXTERIOR INFORMATION

Type:	7 - Condo Garden	
Sty Ht:	1 - 1 Story	
(Liv) Units:	1	Total: 1
Foundation:	3 - BrickorStone	
Frame:	1 - Wood	
Prime Wall:	7 - Brick	
Sec Wall:		%
Roof Struct:	2 - Hip	
Roof Cover:	1 - Asphalt Shgl	
Color:	BRICK	
View / Desir:	N - NONE	

GENERAL INFORMATION

Grade:	C+ - Average (+)
Year Blt:	1984
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdict:	G19
Fact:	.
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wal:	1 - Drywall
Sec Int Wall:	
Partition:	T - Typical
Prim Floors:	4 - Carpet
Sec Floors:	
Bsmnt Flr:	
Subfloor:	
Bsmnt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	3 - Electric
Heat Type:	15 - H.V.A.C
# Heat Sys:	1
% Heated:	100
% AC:	100
Solar HW:	NO
Central Vac:	NO
% Com Wal	% Sprinkled

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	
SPEC FEATURES/YARD ITEMS									

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

BATH FEATURES

Full Bath:	2	Rating: Average
A Bath:		Rating:
3/4 Bath:		Rating:
A 3QBth:		Rating:
1/2 Bath:		Rating:
A HBth:		Rating:
OthrFix:		Rating:

RESIDENTIAL GRID

Kits:	1	Rating: Average
A Kits:		Rating:
Fpl:	0	Rating: Average
WSFlue:		Rating:

OTHER FEATURES

1st Res Grid	Line 1	# Units 1
Level	FY LR DR D K FR RR BR FB HB L O	

Other	
Upper	
Lvl 2	
Lvl 1	

Lower	
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Totals	RMS: 5	BRs: 2	Baths: 2	HB
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CONDO INFORMATION

Location:	R - Rear
Total Units:	

Floor:	2 - 2nd Floor
% Own:	2.03999962

Name:	29 - 6044
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DEPRECIATION

Phys Cond:	GD - Good	16. %
Functional:		%
Economic:		%
Special:		%
Override:		%

CALC SUMMARY

Basic \$ / SQ:	325.00
Size Adj.:	0.90816331
Const Adj.:	1.04989493
Adj \$ / SQ:	309.880
Other Features:	43015

Grade Factor:	1.10
NBHD Inf:	1.32500005
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	726619

WtAv\$/SQ:		AvRate:		Ind.Val:	
Juris. Factor:	1.00	Before Depr:	451.65		
Special Features:	0	Val/Su Net:	411.22		
Final Total:	604500	Val/Su SzAd:	411.22		

Depreciated Total:	604547
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COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

Net Sketched Area:	1,470	Total:	455,523
Size Ad	1470	Gross Area	1470

FinArea	1470
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PARCEL ID

170.B-0001-0302.0

SKETCH**COMMENTS****IMAGE****AssessPro Patriot Properties, Inc**